



## KNIGHTDALE TOWN COUNCIL MINUTES

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950 Steeple Square Court, Knightdale, North Carolina 27545

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**August 6, 2012**

The Knightdale Town Council met at 7:00 p.m. at Knightdale Town Hall, 950 Steeple Square Court, Knightdale, North Carolina.

**PRESENT:** Mayor Russell Killen, Mayor Pro Tem Mike Chalk,  
Councilors Jeff Eddins, James Roberson and Dustin Tripp.

**ABSENT:** Councilor Terry Gleason.

**Staff Members Present:** David York, Town Attorney; Seth Lawless, Town Manager; Suzanne Yeatts, Town Clerk/HR Director; Chris Hills, Planning Director; Fred Boone, Town Engineer; Jimmy Overton, Finance Director; Lawrence Capps, Police Captain; Tony Lashley, Police Captain; Jeff Triezenberg, Senior Planner; Keith Archambault, IT Administrator; Tim Guffey, Fire Chief.

Meeting called to order by Mayor Killen at 7:03 p.m.

**WELCOME**

Welcome by Mayor Killen.

**INVOCATION**

Invocation by Councilor Roberson.

**ITEM I. ADOPTION OF AGENDA**

**...Motion by Mayor Pro Tem Chalk to adopt the agenda with the following amendment:**

**ADD: Discussion of Buildings on Park Property as Item H under IX. Old Business**

**Motion seconded by Councilor Eddins and carried unanimously.**

ITEM II. APPROVAL OF MINUTES

June 4, 2012  
June 20, 2012  
July 18, 2012

**...Motion by Mayor Pro Tem Chalk to approve the minutes of June 4, 2012; June 20, 2012; and July 18, 2012. Motion seconded by Councilor Eddins and carried unanimously.**

ITEM III. PRESENTATIONS, RECOGNITIONS, AWARDS

None at this time.

ITEM IV. PUBLIC

**Anyone may speak on an issue not included on tonight's agenda. Before speaking, please state your name and address.**

A. Open to the Public

No one approached.

B. Report on Citizen Inquiries

None at this time.

ITEM V. CONSENT AGENDA

Nothing at this time.

ITEM VI. ACTIONS REQUIRING PUBLIC HEARINGS

**If you anticipate speaking during a public hearing at tonight's meeting, print your name and address on the form at the entry table. You must speak from the podium to assure accurate record of testimony. Large groups are asked to designate a spokesperson. If the Mayor announces that the hearing is a quasi-judicial public hearing, all speakers must be administered an oath by the Town Attorney.**

ZTA-4-12 Non-Server Based Video Games

Jeff Triezenberg, Senior Planner, presented a zoning text amendment to amend Section 19.3 Definitions in order to establish a differentiation between non server based video games as a customary accessory use for a Bar/Tavern/Nightclub and Sweepstakes Centers. Mr. Triezenberg identified the applicant as William J. McGee, III, owner of The Sports Page Bar & Grill.

William McGee, owner of The Sports Page Bar & Grill, agreed with staff's recommendation and was available for questions.

Kurt Jones, owner of Rudino's Pizza and Grinders, voiced his support of staff's recommendation and thanked Council for their consideration.

**...Motion by Councilor Roberson to close the public hearing at 7:13 p.m. and refer ZTA-4-12 to the August 13, 2012 Land Use Review Board meeting. Motion seconded by Councilor Tripp and carried unanimously.**

ITEM VII. SET PUBLIC HEARINGS

Parks and Recreational Facility Bonds

Jimmy Overton, Finance Director, presented a bond order authorizing \$3,000,000 Parks and Recreational Facility Bonds and requested a public hearing be set for the bond referendum at the August 15, 2012 Town Council meeting.

**...Motion by Councilor Tripp to approve bond order #12-08-06-001 and set a public hearing for 7:00 p.m. on August 15, 2012. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.**

ITEM VIII. TOWN ATTORNEY

Nothing at this time.

ITEM IX. OLD BUSINESS

A. Rutledge Landing Future Phases Utility Connection

Planner Jeff Triezenberg presented development options reviewing preliminary water and sewer analyses and public safety response as well as a financial analysis. Mr. Triezenberg asked Council to allow staff to continue investigating relevant issues and report back to Council.

Council gave staff direction to continue research and report findings at a future meeting.

B. Town Construction Project Updates

Fred Boone, Town Engineer, gave an update on various projects in town including First Avenue Phases I and II, BB&T Right Turn Lane/Pedestrian Crosswalk, Knightdale Park, and the Mingo Creek Greenway Phase II.

Council instructed Mr. Boone to provide property owners along First Avenue with another update and to expedite this project as much as possible.

### C. First Avenue Construction Budget

Town Engineer Fred Boone requested a modification to the current budget for Phase I of the First Avenue project based on an estimated additional cost of \$113,000 for removal and replacement of an asbestos cement waterline, modifications to water service taps, and revisions to the storm water conveyance system.

**...Motion by Mayor Pro Tem Chalk to approve modification of the construction budget for First Avenue Phase I to \$977,383.50. Motion seconded by Councilor Eddins and carried unanimously.**

Town Manager Seth Lawless announced a finance committee meeting scheduled for next Wednesday to discuss updated costs for all Town projects.

### D. Architectural Services Agreement Modification

Town Engineer Fred Boone recommended approving contracts with Tony Johnson, Architect, PA and with Kilian Engineering, Inc. for a total of \$6,500 to complete design and obtain permits for renovation projects including Town Hall Finance office and break room, and Public Safety office.

**...Motion by Councilor Tripp to approve the Town Manager entering a contract with Tony Johnson and Kilian Engineering, Inc. for architectural services. Motion seconded by Councilor Eddins and carried unanimously.**

### E. Knightdale Park Project Construction Materials Testing Proposal

Town Engineer Fred Boone recommended selecting TerraTech Engineers, Inc. for all construction materials testing associated with the Knightdale Park Phase I project at a cost of \$39,231.

**...Motion by Mayor Pro Tem Chalk to approve the Town Manager entering a contract with TerraTech Engineers, Inc. for construction materials testing for Knightdale Park Phase I subject to the Town Attorney's approval. Motion seconded by Councilor Tripp and carried unanimously.**

### F. BB&T Right Turn Lane Project Construction Materials Testing Proposal

Town Engineer Fred Boone presented a proposal in the amount of \$11,002 for construction materials testing for the BB&T Right Turn Lane/Widewaters Pedestrian Crosswalk project and recommended award to TerraTech Engineers, Inc.

**...Motion by Councilor Eddins to approve the Town Manager entering a contract with TerraTech Engineers, Inc. for construction materials testing for BB&T Right Turn Lane/Pedestrian Crosswalk at Widewaters Parkway subject to the Town Attorney's approval. Motion seconded by Councilor Tripp and carried unanimously.**

G. Storm water Infrastructure Mapping Phase II

Town Engineer Fred Boone presented a proposal from Withers & Ravenel, Inc. in the amount of \$42,525 for mapping the remaining half of the Town of Knightdale's storm water.

**...Motion by Mayor Pro Tem Chalk to approve the Town Manager entering into a contract with Withers & Ravenel, Inc. for Storm water Mapping Phase II. Motion seconded by Councilor Roberson and carried unanimously.**

H. Discussion of Buildings on Park Property

Council and staff discussed changing park plans regarding existing structures on the property.

Staff agreed to research impacts of retaining structures that were planned for demolition and report back to Council at the next meeting.

Billy Wilder, 311 Fourth Avenue, spoke in favor of keeping structures behind the Watson house.

ITEM X. NEW BUSINESS

A. Brookfield Station Letter of Credit  
RES #12-08-06-001

Planning Director Chris Hills presented a resolution authorizing staff to move forward with calling the Letter of Credit for the Brookfield Station Subdivision if necessary.

**...Motion by Councilor Roberson to adopt Resolution #12-08-06-001. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.**

B. Solid Waste Ordinance Amendment  
ORD #12-08-06-001

Town Manager Seth Lawless presented amendments to Chapter 41 of the Town Code regarding solid waste management explaining that the changes govern the new yard waste pick up program.

**...Motion by Councilor Eddins to adopt Ordinance #12-08-06-001 amending Chapter 41 of the Knightdale Code of Ordinances. Motion seconded by Councilor Roberson and carried unanimously.**

ITEM XI. OTHER BUSINESS

Nothing at this time.

ITEM XII. COMMITTEE REPORTS

A. Planning and Engineering

Mayor Killen reported that Councilor Tripp will serve as the chairman of the Planning and Engineering Committee and Mayor Killen will join the committee in Councilor Gleason's absence.

B. Finance

No report.

C. Public Safety

Councilor Eddins reported various items including the following:  
Open House event scheduled for October 6, 2012 in celebration of the Fire Division's 10 year anniversary;  
National Night Out Celebration to be held August 7, 2012;  
Police Citizen's Academy scheduled to begin in September, 2012.

Captain Lawrence Capps shared information regarding two recent major cases.

Councilor Tripp thanked the fire staff and noted his ride along with the department over the weekend.

D. Nominating

No report.

E. Liaison Reports

No report.

ITEM XIII. CLOSED SESSION FOR LEGAL OR PERSONNEL MATTERS

None at this time.

ITEM XIV. ADJOURNMENT

**...Motion by Councilor Eddins to adjourn at 8:26 p.m. Motion seconded by Councilor Roberson and carried unanimously.**



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Mayor Russell B. Killen



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Town Clerk Suzanne M. Yeatts